



PERMIT APPLICATION FORM
Planning Board and Zoning Board of Appeals
149 Main Street
Watertown, MA 0247
(617) 972-6427
www.watertown-ma.gov

TO BE COMPLETED BY STAFF

Case Number:

☐ Fees received:

☐ Complete submittal:

Notice to Applicant: An application may be denied for outstanding taxes or charges to the Town (*Watertown Ordinance, Chapter XVII*). Upon deeming the submittal **complete**, the application will be stamped/filed at the Town Clerk's office by DCD&P Staff.

X _____ Date: _____
Town Treasurer's Approval (As required by Ch. 40, Section 57)

Town Clerk Stamp
Required

TO BE COMPLETED BY APPLICANT

Site Address:	List application requests below:
385-393 Pleasant Street	Special Permit (SP) <input checked="" type="checkbox"/> Variance (V) <input type="checkbox"/>
Watertown, MA	Site Plan Review (SR) <input type="checkbox"/> SP/SR <input checked="" type="checkbox"/>
Parcel ID #s:	Special Permit Finding (SPF) <input type="checkbox"/>
	For an amendment to previous relief, provide case #s:
Zoning District:	SR (Site Plan Review) meeting date, if required:
Petitioner(s): Amstel Heritage Watertown, LLC Phone: 617-782-6289	
Address: 28 Brooks Street, Brighton, MA Email: glenshaneproperties@verizon.net	
Signature(s): <i>[Signature]</i> Date: September , 2017	
Owner(s): Amstel Heritage Watertown, LLC Phone: 617-782-6289	
Address: 28 Brooks Street, Brighton, MA Email: glenshaneproperties@verizon.net	
Signature(s): <i>[Signature]</i> Date:	
Agent: Stephen J. Collins, Manager Phone/Email: Stevecollins0494@gmail.com	
Other Contacts: Patrick McKenna, Manager Phone/Email: glenshaneproperties@verizon.net	

The Petitioner must be the fee simple owner or hold sufficient "interest" in the subject property (in which case evidence must be provided as to the nature of the property interest and the fee owner shall co-sign this application. For legal entities such as corporations, LLC, etc, list the type and legal status of ownership, the name of trustees/officer members, their affiliation and contact information..

NATURE OF REQUEST

Applicable Sections of Zoning Ordinance (Specify Section(s) of the ZONING ORDINANCE from which relief is sought):

Special Permit with Site Plan Review Section 5.01.1(k) Mixed-use Development; Special Permit Section 5.16(h) Development

Incentive Credits-reduction in required parking and Sections 5.16(e)(3) and 6.01(f)

Brief description of the project as it relates to the zoning relief requested—Include existing dimensions, proposed dimensions, and any non-conformities that exist:

The project will include the redevelopment of the site into a mixed-use development providing 58 residential units as well as 11,589s.f.

of commercial space (flex space for commercial retail/office/light industry research and development, Sections 5.01.3, 5.01.5) in a total of 5 buildings including the renovation of a portion of the existing industrial building with 96 parking spaces and other site

improvements.

THIS APPLICATION MUST BE SUBMITTED IN PERSON TO THE ZONING OFFICE

The ZONING ORDINANCE can be found online at: www.watertown-ma.gov


SUBMITTAL REQUIREMENTS

- ☐ Signed Applications (3 original & 17 copies)
 - ☐ Written Supporting Statement (20 Copies)
 - ☐ Release/Indemnification Waiver (1 copy signed)
 - ☐ Newspaper Billing Authorization Form (1 copy signed)
 - ☐ Any additional information relevant for review

- ☐ Full Set of Plans, collated (20 Copies and PDF version)
 1. Certified Plot Plan (for all applications)
 2. Architectural Drawings (Floor, Elevations, etc. if applicable)
 3. Grading/Drainage Plan (if applicable)
 4. Roof Plan (if applicable)
 5. Parking/Circulation Plan (if applicable)
 6. Landscape Plan (if applicable)
 7. Site Utility Plan (if applicable)
 8. Lighting Plan (if applicable)

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS ARE SUBMITTED.

FILL IN THE APPLICABLE PROJECT DATA BELOW

Data	Required	Existing	Proposed	Staff Comments
A. Use (Article V, WZO)		Industrial	Residential/Mixed Use	
B. Dwelling Units		N/A	58 RESIDENTIAL UNITS	
C. Lot Size	10,000 SF	78,675 SF	78,675 SF	
D. Front Yard Setback	10 FT MAX/30 FT (A)	1.4 FT	VARIES (1.4'-15')	
E. Rear Yard Setback	18 FT	33.1 FT	VARIES (18'-30')	
F. Side Yard Setback (left)	0 FT/SHARED PARTY WALL OR 18 FT	112 FT	81 FT	
G. Side Yard Setback (right)	0 FT/SHARED PARTY WALL OR 18 FT	617 FT	100 FT	
H. Building Coverage	50%	15.2%	36%	
I. Impervious Coverage	80%	46.7%	72%	
J. Height/# of Stories	MIN 24 FT. MAX 55 FT/5 STORIES (B)	1 STORY	VARIES (27'-55')	
K. Lot Area per Unit	1,000 SF	N/A	1,363 SF	
L. Gross Floor Area		-	76,471 SF	
M. Floor Area Ratio (FAR)	1.0 (D)/MIXED USE 2.0	-	0.98 (TOTAL) 0.79 (RESIDENTIAL) 0.19 (COMMERCIAL)	
N. Open Space	20%	53.2%	21%	
O. Parking Spaces	IF RESIDENTIAL + R&D IF RESIDENTIAL + OFFICE 95 SPACES 107 SPACES		96 SPACES 96 SPACES	
Other data:				

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Written Supporting Statement

Petition for Special Permit Finding(s) Sec. 4.06 (a) *(project must meet the following criterion)*

1. Is the proposed change substantially more detrimental than the existing non-conforming use, structure, or building to the neighborhood? YES/NO, Explain why.

Petition for Special Permit(s)/Amendment Sec. 9.05 (b) *(project must meet all of the following criteria)*

1. Is the subject site an appropriate location for such use, structure, and/or condition? YES/NO, Explain.
See attached sheet
2. Will the proposed use/structures adversely affect the neighborhood? YES/NO, Explain.
See attached sheet
3. Is there potential for nuisance or serious hazards to vehicle or pedestrians? YES/NO, Explain.
See attached sheet
4. Will adequate and appropriate facilities be provided for the proper operation of the proposed use? YES/NO, Explain.
See attached sheet

Petition for Variance(s)/Amendment Sec. 9.14 (b) *(project must meet all of the following criteria for a variance)*

1. Is the variance being sought due to circumstances related to the soil conditions, shape, or topography of such land or structures, and especially affecting such land or structures but not affecting generally the zoning district in which it is located? YES/NO, Explain.
2. Would enforcement of the Zoning Ordinance involve substantial hardship, financial or other? YES/NO, Explain.
3. Would granting of the desired relief be a substantial detriment to the public good? YES/NO, Explain.
4. Would granting the desired relief nullify or substantially derogate from the intent of this Zoning Ordinance? YES/NO, Explain.

IF NEEDED, ATTACH ADDITIONAL SHEETS OF PAPER TO THIS APPLICATION

ADDITIONAL SPACE FOR SUBMITTAL

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